



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

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### 10 Units now SOLD!



**PRICE: \$17,900. Each Garage Unit\***

**\*(The above price is good for the first 14 Units Sold.**

**As of 4/1/06, 10 Units under contract)**

**LOCATION : "GARONDOS" GARAGE CONDOS AT INDIAN LAKE**  
**(These are NOT rentals but DEEDED garage units)**

<b>Address</b>	: 33167 Old M-62 West, Dowagiac, MI 49047	<b>Year Built</b>	: 2005/2006
<b>Taxes</b>	: Estimated at \$300 +/- each annually as non-Homestead. Not guaranteed.	<b>Total No. of Units:</b>	20
<b>Size</b>	: 12' wide by 30' deep each. 2 or more contiguous Units can be purchased to expand to 12' x 60' or 24 x 30' in size. 2 or more priced at \$16,900 each.		
<b>Interior</b>	: Interior walls can be removed for open use up to 24 x 60' area. Back wall has 15' ceiling height. Steel stud & truss construction for fire protection. Interior side walls between units will have 5/8" sheetrock, fire taped & dry wall seams. Interior outside perimeter walls unfinished open steel stud. Interior ceiling light with motion detector. For additional cost, 100 amp electric box with power to unit possible with individual electric meter & electric bill paid by buyer for unit. Ask for price quote. Concrete floor.		
<b>Exterior</b>	: Gabled metal roof and metal siding, gravel parking lot, fenced & gated perimeter. Security lighting. 9' wide by 8' tall individual garage door.		

**REMARKS:** Need storage for your water toys, boats, lawn furniture, then "Garondos" may be your solution. Why rent storage when you can purchase, own, and increase the value of your lake property. Garondos are individual garage condominiums sold as real estate. This is NOT leasing or renting. Conveniently located within minutes of your cottage either at Indian Lake or Sister Lakes. Garage size gives ample space for your boat, jet skis, or whatever else you need to store. If you're a contractor, these garage units are ideal material and equipment storage located just off State Hi-way M-62 between Dowagiac & St. Joseph. This concept has been in existence for many years especially in Traverse City, MI, and now available in your area. After purchase you can insulate & heat your unit or build storage lofts for extra storage space. Located near the intersection of Indian Lake Road and new and old M-62 West, just across from the Indian Lake Volunteer Fire Station. Estimated annual owner's association fee for maintenance estimated at \$200+/- per year including snow removal, reserve fund, electric for ceiling light, etc. Master deed & by-laws available upon request. One time \$250 reserve fund fee per unit collected at closing (in order to build reserve fund for owner's

association).

(Data is not warranted & is subject to error, omission, withdrawal, & change. Improvements are AS-IS. Agent is Seller's Agent & DOES NOT represent Buyer)



Interior construction photo showing steel frame before interior partitions installed.



Single Unit 12 x 30' showing rear 15' wall.



Double Unit 24 x 30'



Single unit



